



*Bradshawgate*

Bolton

**Miller Metcalfe**  
*Every step of the way*

# Bradshawgate

Bolton

First Floor



2



0

EPC Rating - To be confirmed

\*\*\*CENTRALLY LOCATED APARTMENT IN BOLTON, BEAUTIFULLY PRESENTED\*\*\* CAR PARKING SPACE INCLUDED\*\*\*

A fantastic two-bedroom apartment is being welcomed to the market. The purchase price dictates 50% ownership of the apartment and is available through Irwell Valley on a shared ownership scheme. 100% ownership can be purchased. This apartment perfect for first time buyers or an individual looking to downsize.

Situated in the heart of Bolton town centre offering excellent transport links with access to the bus and train stations and motorway networks minutes away. The property comprises of an entrance hall, two bedrooms, modern fitted bathroom suite, excellent open plan lounge/kitchen/diner. The lounge area offers access to a balcony with an excellent central view over the surrounding area. Further benefits from a lift, own post box, secure car parking space and offered with no chain.

## TENURE

Leasehold

Lease Start Date

11/11/2007

Lease End Date

01/02/2132

Lease Term

125 years from 1 February 2007

Lease Term Remaining

107 years

Ultrafast 1000 Mbps

## SATELLITE / FIBRE TV AVAILABILITY

BT - Yes

Sky - Yes

Virgin - No

## COUNCIL TAX

Band: B

Annual Price:

£1,524

## MOBILE COVERAGE

EE - Medium

Vodafone - High

Three - High

O2 - High

## BROADBAND

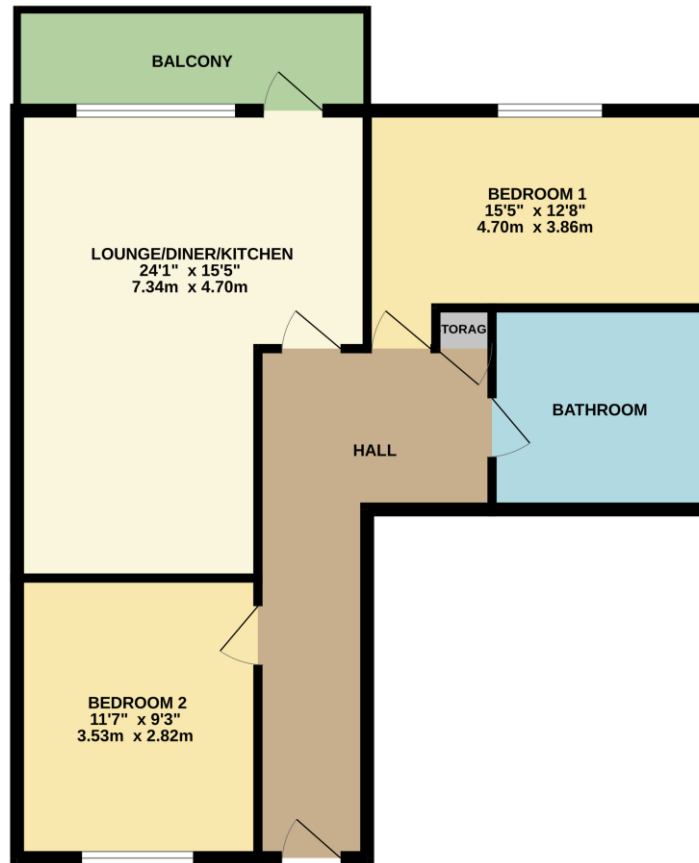
Basic 17 Mbps

Superfast 80 Mbps





GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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